

**WICHITA HISTORIC PRESERVATION BOARD MINUTES**  
**8 SEPTEMBER 2003**  
**CITY HALL, 455 N. MAIN, 10TH FLOOR-MAPD CONFERENCE ROOM**  
**3:00 P.M.**

The regular meeting of the Historic Preservation Board was held Monday, September 8th, 2003 at 3:00 P.M. in the Metropolitan Area Planning Department's Conference Room, City Hall – Tenth Floor, 455 N. Main, Wichita, Kansas.

**ITEM NO. 1      ROLL CALL**

The meeting was called to order and board members stated their names.

Members Present :                      Jim Guy (Vice Chair)  
   Paul Cavanaugh  
   Randal Steiner out at 5:12pm  
   Kim Edgington in at 3:15pm  
   Mim Hiesterman in at 3:25pm

Members Absent :                      Stan Shelden  
   George Platt

Staff Present :                              Kathy Morgan, Senior Planner, Historic Preservation, MAPD  
   Jeanne L. de Grasse, Planning Analyst  
   Mike Gable, OCI  
   Tricia Waggoner, City Archaeologist  
   Scott Knebel, Senior Planner, Current Plans Division

**ITEM NO. 2      ADDITIONS OR ADJUSTMENTS TO THE AGENDA**

**Motion #1:**      Motion was made by Steiner, seconded by Cavanaugh, to add HPC2003-00141, -00163, and -00164 to the agenda under Item 7. Motion carried unanimously (4-0).

**ITEM NO. 3      REVOLVING LOAN FUND UPDATE**

Kathy Morgan reported the loan balances as of 09/01/2003.

Revolving Loan Fund – Residential	unavailable
Revolving Loan Fund – Non-residential	unavailable
Deferred Loan Fund – Residential	unavailable

**ITEM NO. 4      CORRESPONDENCE**

There was no correspondence included in the packets for this month.

**ITEM NO. 5      APPROVAL OF MINUTES FROM THE 11 AUGUST BOARD MEETING**

**Motion #2:**      Motion was made by Cavanaugh, seconded by Edgington, to approve the minutes from the 11 August 2003 meeting. Motion carried unanimously (4-0).

**ITEM NO. 6      OLD BUSINESS**

There was no old business.

**ITEM NO. 7      CERTIFICATE OF APPROPRIATENESS APPLICATIONS**

1.      **MINOR:**              (HPC2003-00143) Park Place/Fairview Historic District  
         **APPLICANT:**      K D Roofing  
         **FOR:**                      1430 N Fairview

Applicant proposes to tear roofing off to deck, re-roof with new felt, flashing, and composition 3-tab 25 yr shingles.

2.     **MINOR:**           (HPC2003-00145) Environs, Steinbuchel House  
      **APPLICANT:**   Roof Mechanics  
      **FOR:**            1820 N Fairview

Applicant proposes to tear off existing shingles, replace with Heritage composition and flashing as needed.

3.     **MINOR:**           (HPC2003-00146) Environs, Henry Allen House  
      **APPLICANT:**   Gottschalk Roof  
      **FOR:**            244 N Yale

Applicant proposes to tear roofing off to deck, re-felt, new composition shingles, flashing as needed.

4.     **MINOR:**           (HPC2003-00150) Environs, N Topeka/10<sup>th</sup> Ave Historic District  
      **APPLICANT:**   Buckley Roofing  
      **FOR:**            929 N St Francis

Applicant proposes to re-roof 8<sup>th</sup> floor elevator shaft roof with modified bitumen roofing.

5.     **MINOR:**           (HPC2003-00152) East Douglas Historic District  
      **APPLICANT:**   Visual Fusion  
      **FOR:**            519 E Douglas

Applicant proposes to install store window graphics using decal materials and a store hanging sign.

**Motion #3:**     Motion was made by Cavanaugh, seconded by Steiner, to receive and file Certificates of Appropriateness HPC2003-143, -145, -146, -150, and -152. Motion carried unanimously (4-0).

6.     **MAJOR:**           (HPC2003-00154) Environs, Senator Chester Long House  
      **APPLICANT:**   Charlie Malsky  
      **FOR:**            303 N Rutan

Applicant proposes to remove existing 1970s era concrete porch and overhang, replace with porch and roof closer in appearance to original 1900s era design.

**Motion #4:**     Motion made by Edgington, seconded by Steiner, that the project as presented does not encroach, damage, or destroy the environs of the Senator Chester Long House. Motion carried unanimously (5-0).

7.     **MAJOR:**           (HPC2003-00155) Environs, US Post Office and Federal Bldg, Hayford Bldgs, Occidental Hotel.  
      **APPLICANT:**   First United Methodist Church  
      **FOR:**            330 N Broadway

Applicant proposes to remove neon "Alpha-Omega" symbols from tower and install new 20' cross and flames logo signs on 3 sides of tower. Applicant also proposes installation of new illuminated sign structure, 22' tall x 7' wide with a 3.5' tall x 10' wide electronic message display panel.

**Motion #5:**     Motion made by Cavanaugh, seconded by Edgington, that the project as presented does not encroach, damage, or destroy the environs of the US Post Office and Federal Bldg, Hayford Bldgs, and Occidental Hotel. Motion carried unanimously (5-0).

8.     **MAJOR:**           (HPC2003-00159) Environs, Senator Chester Long House  
      **APPLICANT:**   Holly Dyer  
      **FOR:**            307 N Rutan

Applicant proposes to demolish a 2-storey carriage house.

**Motion #6:**     Motion was made by Cavanaugh, seconded by Edgington, to defer HPC2003-00159 as the applicant did not attend the September 8 meeting. The HPB Design Committee will meet on site with the

applicant to discuss alternatives to demolition. Staff will contact the applicant to arrange the meeting.  
Motion carried unanimously (5-0).

9.     **MAJOR:**           (HPC2003-00160 Noble House  
      **APPLICANT:**   Mitch Willis  
      **FOR:**            1230 N Waco

Applicant proposes to build a 25' x 50' gambrel-roofed garage structure.

**Motion #7:**       Motion was made by Cavanaugh, seconded by Edgington, to approve the project as presented.  
Motion carried unanimously (5-0).

10.    **MAJOR:**           (HPC2003-00161) East Douglas Historic District  
      **APPLICANT:**   Linda Earnst  
      **FOR:**            504 E. Douglas

Applicant proposes to tear out tile entryway, replace front door, re-open blocked in windows on northwest elevation, and install new exit door.

**Motion #8:**       Motion was made by Cavanaugh, seconded by Edgington, to approve the project as presented.  
Motion carried unanimously (5-0).

11.    **MAJOR:**           (HPC2003-00162) Warehouse and Jobbers Historic District  
      **APPLICANT:**   City of Wichita  
      **FOR:**            128-132 N. Mosley

Applicant proposes to build surface parking lot.

**Motion #9:**       Motion was made by Cavanaugh, seconded by Edgington, to approve the project as presented.  
Motion carried (4-0), with Steiner abstaining.

12.    **MAJOR:**           (HPC2003-00163) Environs Edward Michael Kelley House  
      **APPLICANT:**   Mitch Massey  
      **FOR:**            1721 N Broadway

Applicant proposes to construct a new 36' x 60' single storey commercial building on the empty lot with metal siding and brick wainscoting on east face.

**Motion #10:**      Motion made by Cavanaugh, seconded by Steiner, that the project as presented does not encroach, damage, or destroy the environs of the Edward Michael Kelley House. Motion carried unanimously (5-0).

13.    **MAJOR:**           (HPC2003-00163) Environs Sternberg House  
      **APPLICANT:**   Michael Hastings  
      **FOR:**            1118 Lewellen

Applicant proposes to construct a new 24' x 40' garage with access off alley.

**Motion #11:**      Motion made by Edgington, seconded by Cavanaugh, that the project as presented does not encroach, damage, or destroy the environs of the Sternberg House. Motion carried unanimously (5-0).

**Steiner out at 5:12pm**

14.    **MAJOR:**           (HPC2003-00141) Environs Kress Bldg, and Wheeler, Kelly, and Hagney Bldgs  
      **APPLICANT:**   Steve Anthimides  
      **FOR:**            223 E Douglas (Lewins Bldg)

Applicant proposes to convert store location into a parking garage.

**Motion #12:** Motion was made by Cavanaugh, seconded by Edgington, to consider the concept and have the HPB design review committee meet with applicant at one of the regularly scheduled design review meetings held each Thursday at 10:30 a.m. Motion carried unanimously (4-0).

**ITEM NO. 8     MISCELLANEOUS MATTERS**

1. October 9, Marketing and Selling Historic Properties at east Weigand Real Estate Offices. Training free if not requesting CE credits for real estate licensing.
2. Reminder of training scheduled for 12:00pm on 13 October with Christy Davis on Preservation Law. Meal will be provided. Regular HPB meeting will begin at 3:00pm.

**ITEM NO. 9     ADJOURNMENT**

**Meeting was adjourned at 5:15pm.**